

p/b 2-2-91

QUITCLAIM DEED WITH COVENANT
(CORRECTIVE DEED)

003800

KNOW ALL PERSONS BY THESE PRESENTS, that **SERVICENTER, INC.** of Waterville, County of Kennebec, and State of Maine, for consideration paid, **GRANTS** to **WATERVILLE AREA INDUSTRIAL DEVELOPMENT CORPORATION**, of Waterville, County of Kennebec and State of Maine, whose mailing address is P.O. Box 708, Waterville, Maine 04903-0708, with quitclaim covenants the land in Waterville, County of Kennebec, State of Maine, described as follows:

A certain parcel of land situated in the City of ~~Waterville~~, County of Kennebec, State of Maine, situated on the northerly side of Armory Road (formerly known as Webb Avenue), the boundaries of which are more particularly located and described as follows:

Beginning at an existing granite monument in the northerly right of way limits of Armory Road 26 feet northerly of centerline PC Station 25 +53.64 as shown on Maine Department of Transportation right of way Map "Armory Road", Waterville, Kennebec County, dated July 1980, recorded Kennebec County Registry of Deeds plan file number E82169;

Thence on a bearing, oriented to Grid North Maine State Plane Coordinate System West Zone, 1927 NAD, North 79°23'30" West 45.37 feet along or near the northerly right of way limits of said Armory Road;

Thence North 03°36'30" East 121.07 feet to the southerly line of the parcel of land described in the conveyance to the Waterville Area Industrial Development Corporation, deed recorded Book 1110, Page 243, Kennebec County Registry of Deeds;

Thence South 79°27'40" East 60.44 feet along or near the southerly line of the said parcel of land of the Waterville Area Industrial Development Corporation;

Thence South 03°36'30" West 121.09 feet to the northerly right of way limits of said Armory Road;

Thence North 79°35'00" West 15.08 feet along or near the northerly right of way limits of said Armory Road to the Point of Beginning. Containing 7,266 square feet.

Reserving to Servicer, Inc., its successors and assigns an easement for access in the said described parcel of land. Said easement shall be appurtenant to other land of Servicer, Inc. situated on the westerly and easterly sides of the above described parcel. The said easement shall continue in duration until either released by Servicer, Inc., or its successors, or at the date the above described parcel is accepted as a public street.

Also reserving to Servicer, Inc., its successors and assigns the right to enter, use and maintain the sanitary sewer line which crosses said parcel.

The above description is based upon a Standard Boundary Survey of Property of Servicer, Inc., by Paul H. Ruopp, Jr., PLS, Monmouth, Maine, further reference being made as part of this description to said survey and Plan of Standard Boundary Survey Property of Servicer, Inc. and EFR, Inc. by Paul H. Ruopp, Jr., PLS, dated January 03, 1997.

The above described parcel of land is a portion of the second parcel of land described in the conveyance to Jetport Motel, Inc., by Servicer, Inc., deed recorded Book 3669, Page 250, Kennebec County Registry of Deeds. Servicer, Inc. is the successor to Jetport Motel, Inc. by merger of Jetport Motel, Inc. into Servicer, Inc., see notice recorded Book 4778, Page 233, Kennebec County Registry of Deeds.

IN WITNESS WHEREOF, Servicer, Inc. has caused this instrument to be
executed this 4th day of the month of FEBRUARY, 1997.

Signed, Sealed and Delivered
in the Presence of

SERVICENTER, INC.

Kimberly A. McManis
Witness

By:

Robert A. Rosenthal
Its President

STATE OF MAINE
CUMBERLAND, ss.

2/4, 1997

Then personally appeared the above named Robert A. Rosenthal, and
acknowledged the foregoing instrument to be his free act and deed in his said capacity
and the free act and deed of Servicer, Inc.

Before me,

Eric C. Baade
Notary Public/~~Attorney at Law~~

ERIC C. BAADE
Typed or Printed Name

G:\DOCLER\ROSENTHAL\WAZ.DED

My Commission expires
" Maine " 6/1/2003

RECEIVED KENNEDY SS.

97 FEB 21 AM 9:00

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ATTEST: Therese Baade
REGISTER OF DEEDS